

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCELLENT CASS COUNTY HUNTING AND BUILD SITE

Don't overlook this 34 +/- acre listing that produces big deer, annual CRP income, and an excellent build site located in Cass County, Missouri. This 34 +/- acre tract is the ideal spot to build just outside of town with the ability to explore, hunt, and fish right out your back door. This tract contains a mix of dense native CRP grasses and wildflowers, mature timber draws, cedar thickets, a flowing creek, and a half-acre pond. The gated entrance leads you to the main ridge on the farm and would be an excellent location to pull into a home or cabin with picturesque views. The land lies gently rolling, offering great views, and multiple build locations that overlook the farm. There are 23.6 +/- acres of open grassland and approximately 11 +/- acres of timber on the property which includes a mix of oaks, walnuts, and hickory, and a pond tucked within the timber on the back side of the farm. There is a creek bed lacing through the timber on the east side of the property which holds water through the majority of the year and serves as a watershed to Camp Branch Creek. The open areas on the land are currently established in a mix of native grasses and wildflowers through the Conservation Reserve Program (CRP) CP-2. There is the ability for a new owner to build within

this area where the grasses have been established. The current contract has 23.6 +/- acres enrolled until September 2030 and provides \$1,935.00 annually. The seller has had many successful deer and turkey hunts on the farm and the native grasses help increase the habitat for upland species including quail and pheasant. The seller had two food plot locations to attract wildlife within the CRP. Check out the trail cam and harvest photos! Pockets of thick cedars on the timber and grass edge create an excellent buffer and attract wildlife bedding and nesting. One of the best features of this farm is the location! Cass County is only continuing to appreciate in value and population. This tract is ten minutes outside Harrisonville and 30 minutes from Lee's Summit. With blacktop access all the way from Lee's Summit to E 259th Street, or just up Highway 2 from Harrisonville, then gravel for a half mile to the farm on the south side of E 259th Street. Rural water and electricity are available at the road with the ability to set a meter for a home or structure. Overall this is an affordable smaller tract that would serve as a good investment, excellent recreation, and hunting farm, or a future build site for a new owner. Call Will Wiest for additional information!



PROPERTY FEATURES

PRICE: **\$272,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **34**

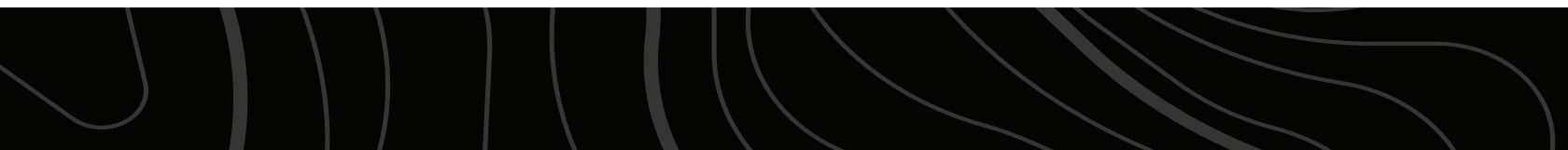
- 10 minutes east of Harrisonville
- 25 minutes from Lee's Summit, MO
- 23.6 +/- acres of native grass and wildflower enrolled in CRP CP 2
- 11 +/- acres of timber including oaks, hickory, and walnut
- Flowing creek bed on the east side
- ½ acre pond within the timber
- Incredible deer and turkey hunting
- Gated entrance
- Potential build sites with views overlooking the farm
- Rural water and electric at the road
- ½ mile from blacktop Highway M and 1 mile north of blacktop Highway 2
- One pond currently with a potentially larger pond site
- 23.6 +/- acres CRP - \$82/ac - \$1,935.00 annually - expiring 09/30/2030
- CRP provides excellent wildlife bedding and nesting and improves the soil bed
- School District East Lynn Preschool - 8th grade
- School District High School - Harrisonville, Sherwood, Pleasant Hill
- 2022 property taxes - \$70.68
- Exact number of acres and legal description will be determined by a survey provided by the seller prior to closing



34 +/- ACRES



23.6 +/- ACRES OF NATIVE GRASS



11 +/- ACRES OF TIMBER



FLOWING CREEK BED



1/2 ACRE POND



GATED ENTRANCE



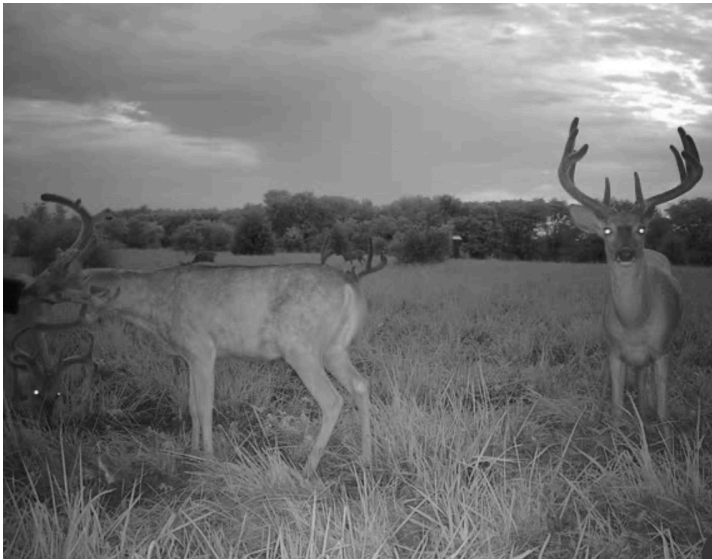
POTENTIAL BUILD SITES WITH VIEWS



INCREDIBLE DEER HUNTING



TRAIL CAM PICTURES



AERIAL MAP



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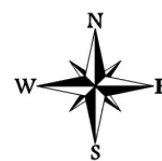
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Map Center: 38° 38' 22.85, -94° 9' 6.88

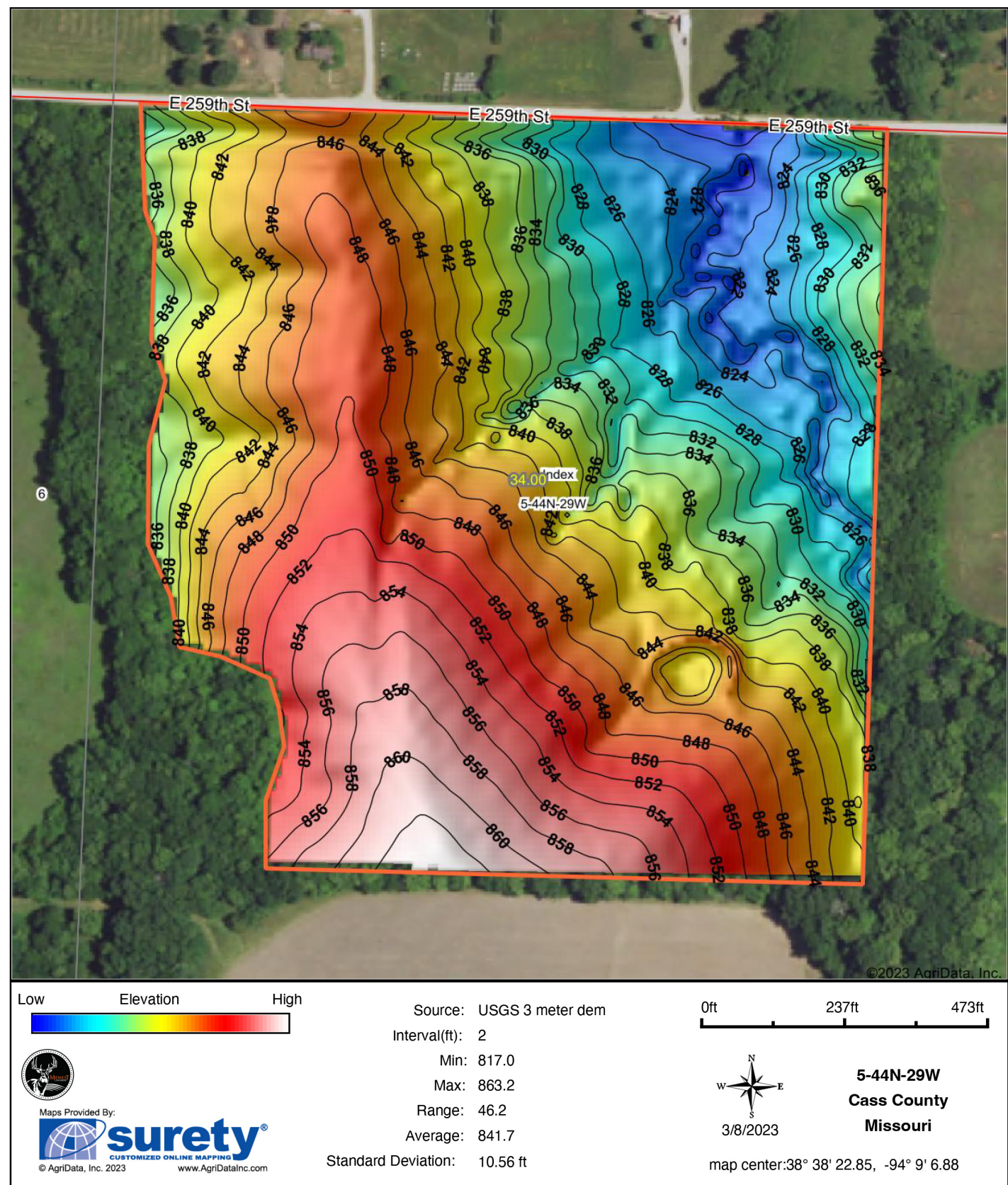
0ft 321ft 641ft

5-44N-29W
Cass County
Missouri



3/8/2023

HILLSHADE MAP



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 817.0

Max: 863.2

Range: 46.2

Average: 841.7

Standard Deviation: 10.56 ft

0ft 267ft 534ft

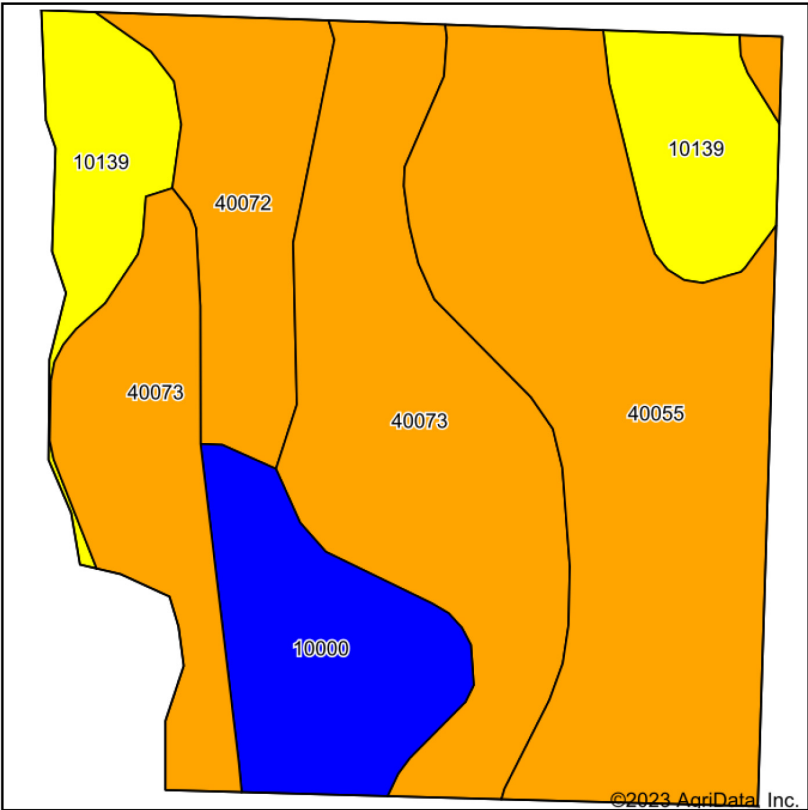


3/8/2023

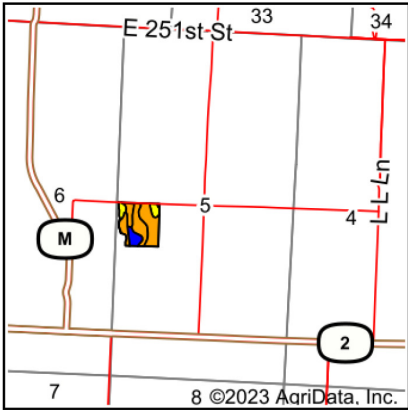
5-44N-29W
Cass County
Missouri

Map Center: 38° 38' 22.85, -94° 9' 6.88

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cass**
Location: **5-44N-29W**
Township: **Index**
Acres: **34**
Date: **3/8/2023**



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO037, Soil Area Version: 25

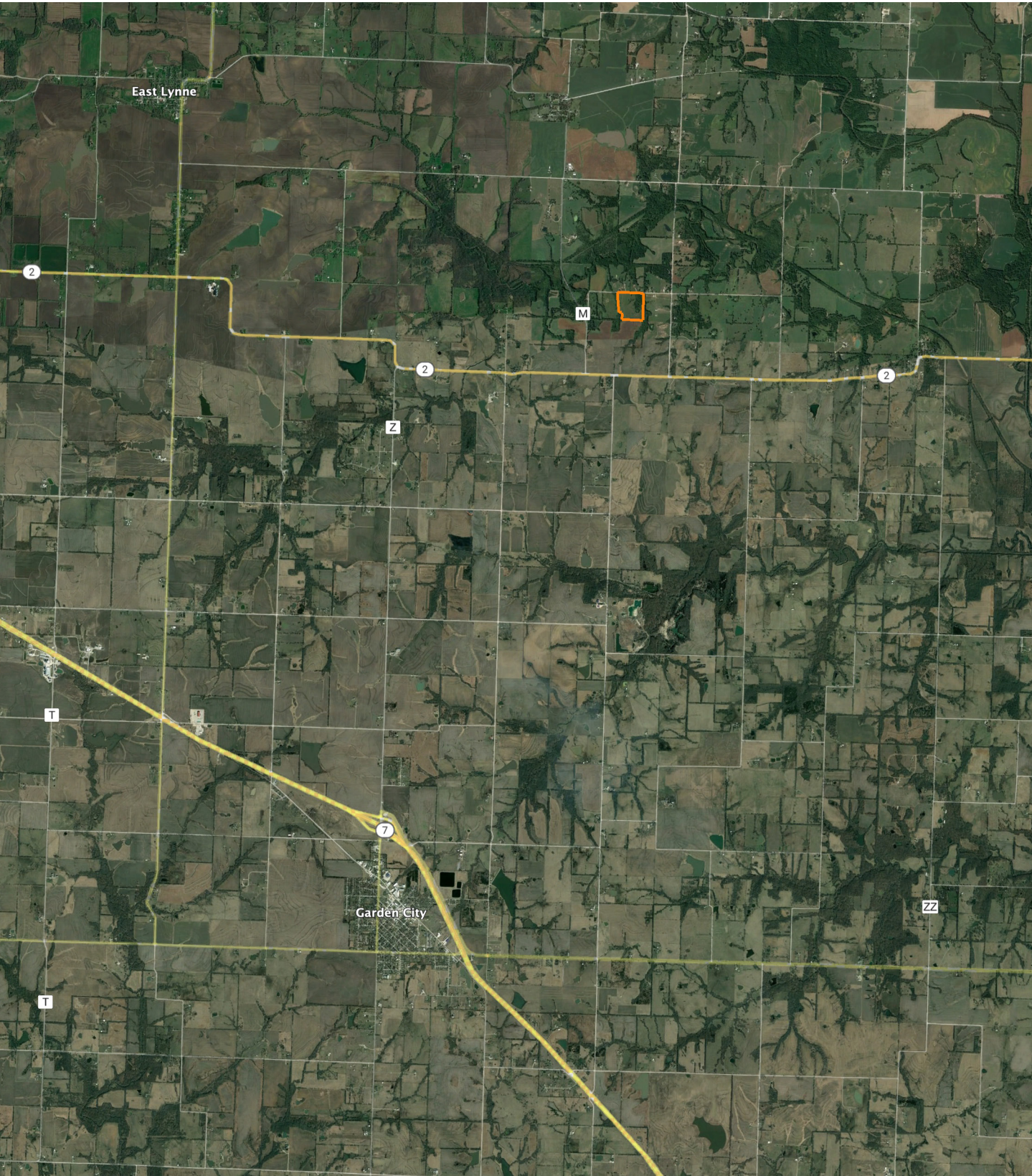
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40073	Kenoma silt loam, 4 to 7 percent slopes	11.52	33.9%		IIIe	0	64	61	59
40055	Deepwater silt loam, 5 to 9 percent slopes	11.22	33.0%		IIIe	0	83	82	79
10139	Snead silty clay loam, 5 to 14 percent slopes	4.17	12.3%		IVe	0	45	45	35
10000	Arisburg silt loam, 1 to 5 percent slopes	3.70	10.9%		Ile	0	80	80	64
40072	Kenoma silt loam, 1 to 3 percent slopes	3.39	10.0%		IIIe	3888	59	56	59
Weighted Average					3.01	387.7	*n 69.2	*n 67.5	*n 63.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Midwest Land Group Broker Will Wiest is responsible for expansion in North Missouri and Southern Iowa. Since joining Midwest Land Group in 2014, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big and accepts any challenge with a smile. Will has a tenacious work ethic, with a focus on agriculture farms, commercial real estate and recreational properties. Will is surrounded by an incredible team, mentors and coaches who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and cattleman at their family farm in Missouri.

Will received a Bachelors and Masters degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will serves on the board at the Bank of Orrick, Missouri and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and South East Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke and Brooks. Will spends time with his boys practicing sports, enjoying the outdoors, camping, canoeing, turkey hunting, waterfowl hunting with their chocolate lab, deer hunting, fishing, hiking and exploring on their land outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to vacation, hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,
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